

RECORDERS MEMORANDUM
AT THE TIME OF RECEPTION, THIS
MEMORANDUM WAS FOUND TO BE IMPROPER
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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

LOCATION MAP
NOT TO SCALE

DETAIL "A"
N.T.S.

LINE	BEARING	DISTANCE
L1	S15°42'31"W	21.16'
L2	S15°42'31"W	83.88'
L3	N1°26'25"E	28.34'
L4	N06°14'45"E	13.02'
L5	N35°02'10"E	29.06'

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	257.00'	407.23'	24.21'	360.25'	N 82°54' W	47°35' 45"
C2	15.00'	22.12'	13.52'	20.17'	S 3°05' W	1°00' 00"
C3	134.65'	102.42'	53.63'	95.96'	N 3°41' 48" E	4°35' 45"
C4	270.00'	185.33'	96.48'	181.7'	S 89°22' 22" W	3°51' 33"
C5	15.00'	23.36'	13.00'	21.21'	N 81°12' 5" W	90°00' 00"
C6	45.00'	23.36'	13.00'	21.21'	N 60°12' 31" E	90°00' 00"
C7	320.00'	116.40'	58.85'	115.76'	S 60°07' 47" W	20°50' 31"
C8	200.00'	87.65'	44.54'	86.95'	N 33°03' 44" E	25°06' 57"
C9	15.00'	22.72'	13.42'	20.17'	N 35°48' 03" W	8°07' 56"
C10	90.00'	10.67'	5.77'	10.00'	M 47°29' W	60°00' 00"
C11	200.00'	261.20'	130.00'	200.00'	S 74°17' 25" E	200°00' 00"
C12	10.00'	10.47'	5.77'	10.00'	N 60°31' W	90°00' 00"
C13	95.00'	6.61'	4.31'	9.61'	S 78°05' 35" E	05°11' 40"
C14	105.00'	9.52'	4.76'	9.52'	N 08°50' 35" E	05°11' 40"

GENERAL PLATTING NOTES:

- 1) 1/2" IRON ROD SET AT ALL LOT CORNERS.
- 2) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-83 (NORTH AMERICAN DATUM 1983).
- 3) E.G.T, C, E - ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
- 4) 5'W = 5' WATER EASEMENT.
- 5) BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT= 20', REAR= 20', SIDE= 5' & SIDE STREET= 10'. THE SETBACKS BASED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO THE CITY OF SAN ANTONIO OR BAY COUNTY.
- 6) TEMPORARY 0.0460 AC., 40'X50' E.G.T,C, C, DRAINAGE, SANITARY SEWER AND CONSTRUCTION EASEMENT IS TO BE INCORPORATED INTO FUTURE PRIVATE STREET.
- 7) TEMPORARY 0.1836 AC., TEMPORARY TURNAROUND EASEMENT IS TO REMOVED WITH THE PLATTING OF THE FUTURE PRIVATE STREET.
- 8) LOT 81 (0.9054 AC.), BLOCK 28, N.C.B. 19216 IS A PRIVATE STREET. ALL PRIVATE STREETS ARE ELECTRIC, GAS, TELEPHONE, CABLE, DRAINAGE, WATER AND SANITARY SEWER EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL PRIVATE STREETS ARE ALSO POSTAL EASEMENTS.
- 9) LOT 82 (0.3646 AC.), & LOT 83 (0.3563 AC.), BLOCK 28, N.C.B. 19216 ARE OPEN SPACE. ALL OPEN SPACES ARE VARIABLE WIDTH DRAINAGE AND LANDSCAPING EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. OPEN SPACE ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
- 10) BASIS OF BEARING: HEIGHTS AT S.Q. PUD, P.O. H. (VOLUME 9546, PAGE 28-31).

EDWARDS AQUIFER NOTES:

1) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTS & V, DIVISION 6, OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERBED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED WPAP FOR 30 TAC SECTIONS 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL INRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE INRCC.

1. CITY OF SAN ANTONIO NOTES:

- 1.) DRAINAGE EASEMENT NOTATIONS:
 - a.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, OR IMPROVE OR DETERIORATE THE DRAINAGE CAPACITY OF THE DRAINAGE EASEMENTS, OR PUBLIC WORKS OF THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER OR THROUGH AN ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
 - b.) THE MAINTENANCE OF THE DRAINAGE EASEMENT OF WAYS ABOVE EASEMENTS OF ANY NATURE WITHIN THE HEIGHTS A S.O. PUD # 1 UNIT-1, PLANNED UNIT DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEJAX COUNTY, TEXAS.
 - c.) THIS PLAN IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA
- 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3.) UDC STREETScape TREE REQUIREMENTS (SEC. 35-512) IS TO BE COMPLIED WITH AT TIME OF

SAN ANTONIO WATER SYSTEM NOTES:
 1.) WASTEWATER EDU'S NOTES
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 2.) DEDICATED SANITARY SEWER MAIN NOTES:
 THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

UNPLATTED
FUTURE UNIT OF
THE HEIGHTS AT STONE
OAK PUD, POD E
JERBOY - SAN ANN DAND, LP
(VOL. 5931 PG. 365)

STATE OF TEXAS
JEFFREY MCKINNIE
89393
LICENSED
PROFESSIONAL ENGINEER

PLAT NO: 030424

[Signature]
 LICENSED PROFESSIONAL ENGINEER
 11-10-03

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES J. O'BRIEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10TH DAY OF NOVEMBER, 20 03.

 **ZACHARY BERRY**
MY COMMISSION EXPIRES
May 30, 2006

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SUBDIVISION PLAT OF
HEIGHTS AT S.O. PUD, POD E
U 1

BEING A 5.8238 ACRE TRACT OF LAND; BEING A 0.0460 AC. 40'X50' TEMPORARY ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, SANITARY SEWER, AND CONSTRUCTION EASEMENT; BEING A 0.1836 AC. TEMPORARY TURNAROUND & DRAINAGE EASEMENT; AND BEING A 0.0390 10' WATER EASEMENT; OUT OF A 517.11 ACRE TRACT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS SITUATED IN N.C.B. 19216, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 1-13, 81-83, BLOCK 28, N.C.B. 19216, SAN ANTONIO, BEXAR COUNTY, TEXAS.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, repairing, upgrading, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or other appurtenances, and for the purpose of installing, constructing, reconstructing, maintaining, removing, repairing, upgrading, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or other appurtenances. Grantor's adjacent land, the right to relocate said facilities within the easement and Right-of-Way areas, and the right to remove said lands all trees or parts thereof, or other structures which endanger or may interfere with the efficiency of said lines or appurtenances within said easement areas are understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

This plot does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

Root overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

THIS PLAT OF THE HEIGHTS AT S. O. PUD, POD E UNIT-1 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED 26 DAY OF May A.D. 2003

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY Leo C. Rodriguez Jr

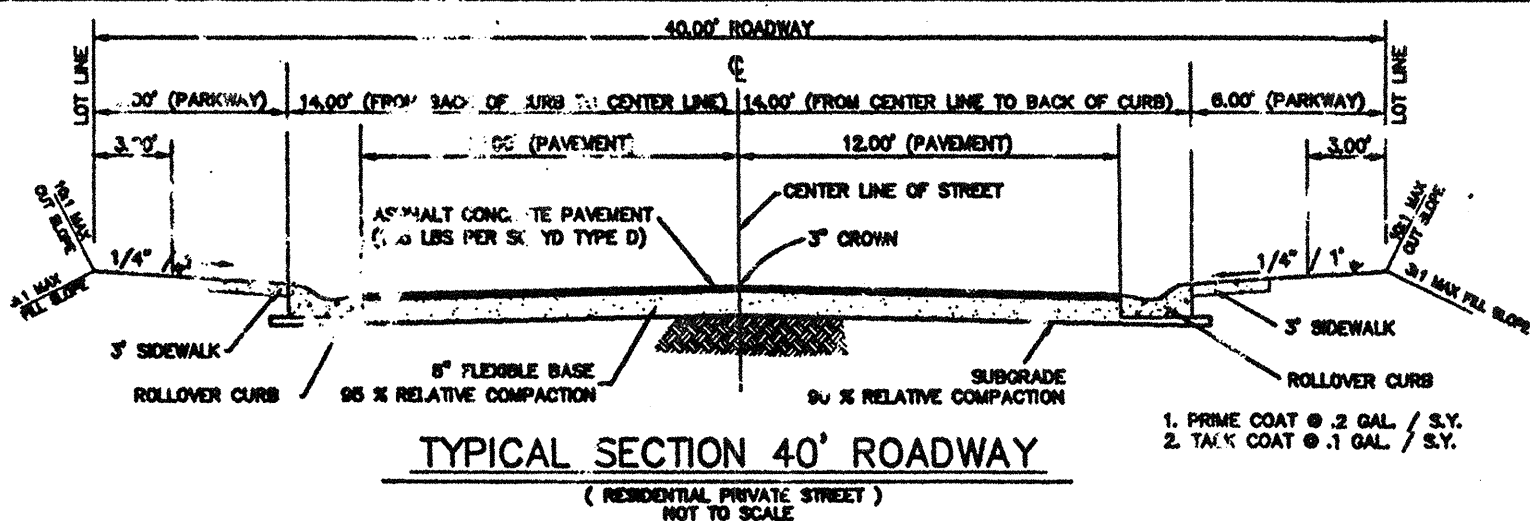

REGISTERED PROFESSIONAL LAND SURVEYOR

I, GERRY RICKHOFF COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF April A.D. 2004 AT 9:30 A.M. AND DULY RECORDED THE 1st DAY OF April A.D. 2004 AT 2:35 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9560 ON PAGE 1466 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1st DAY OF April, A.D. 2004

COUNTY CLERK, BEXAR COUNTY, TEXAS
Andrea A. Sand DEPUTY

FILE: 02-153nlaL DWG *  BY: _____

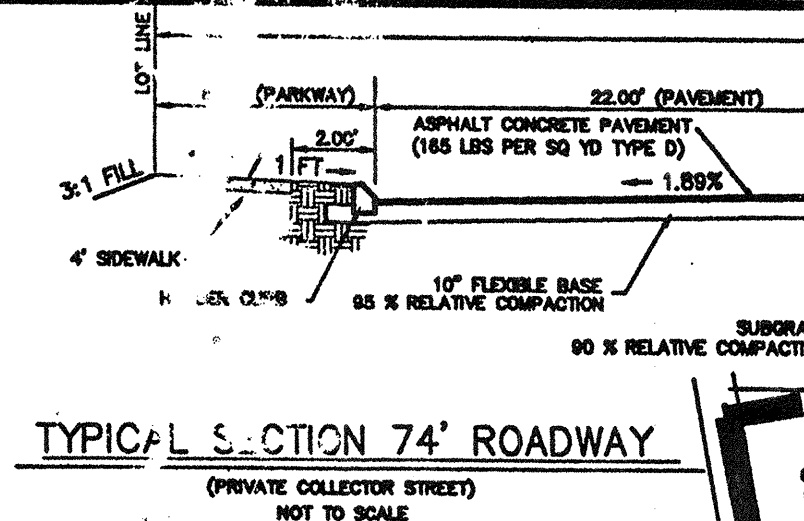
VRP# 05-10-001



CASE	STOPPING LANE WIDTH	ACCELERATING LANE WIDTH	TURN LANE WIDTH	TURN DIRECTION	V (MPH)	W (ft)	S (ft)	d (ft)	t _a (sec)	t _t (sec)
A	15'	15'	15'	RIGHT	30	30	59	4.3	273	304
B	15'	15'	15'	LEFT	30	30	59	4.3	273	304
C	15'	15'	15'	RIGHT	40	22	51	4.3	370	401
D	15'	15'	15'	LEFT	40	22	51	4.3	370	401
E	11'	11'	11'	RIGHT	40	22	66	5.1	417	448
F	11'	11'	11'	LEFT	40	22	66	5.1	417	448
G	15'	15'	15'	RIGHT	40	22	57.3	4.3	405	436
H	15'	15'	15'	LEFT	40	22	57.3	4.3	405	436
I	11'	11'	11'	RIGHT	40	22	68.9	5.2	423	454
J	11'	11'	11'	LEFT	40	22	68.9	5.2	423	454

CASE A & CASE B	A2	A3	A4	A5	A6	A7
	B2	B3	B4	B5	B6	B7
	C2	C3	C4	C5	C6	C7
	D2	D3	D4	D5	D6	D7
	E2	E3	E4	E5	E6	E7
	F2	F3	F4	F5	F6	F7
	G2	G3	G4	G5	G6	G7
	H2	H3	H4	H5	H6	H7
	I2	I3	I4	I5	I6	I7
	J2	J3	J4	J5	J6	J7
	K2	K3	K4	K5	K6	K7
	L2	L3	L4	L5	L6	L7

CASE C & CASE D	A8	B8	C8	D8	E8	F8	G8	H8	I8	J8
	B1	B6	C1	C6	D1	D6	E1	E6	F1	F6
	G1	G6	H1	H6	I1	I6	J1	J6	K1	K6
	L1	L6	M1	M6	N1	N6				



ENVIRONMENTAL RECOMMENDATIONS

- Prior to the release of any building permits the owner/operator of any Category 2 property shall submit a letter of certification from the Insurance Protection and Management Department of the State of Texas.
- All road uses shall be in conformance with the rules of the Department of Transportation.
- For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design which meets the Sanitary Sewerage Regulations of the State of Texas.
- On-site sewage facilities shall be installed and maintained in accordance with the rules of the Department of Transportation.
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CLEAR VISION CALCULATIONS

From page 716 of AASHTO

$d = 1.47 \sqrt{V} (t_a + t_b)$

Where: d = sight distance (ft)
 V = design speed of roadway (mph)
 t_a = sum of perception time and vehicle actuation time (sec)
 t_b = time required to accelerate and traverse distance "S" determined below (sec)

$S = D + W + L$

Where: D = distance from edge of pavement to front of stopped vehicle (ft)
 W = pavement width along path of crossing vehicle (ft)
 L = overall length of vehicle (ft)

With the distance "S" calculated, t_b may be determined from Figure IX-33 located on page 748 of AASHTO. It is determined with graphical methods from the "P" curve of this graph. This curve represents a typical passenger vehicle.

Assumptions:

The controlling case will be the traffic crossing maneuver.

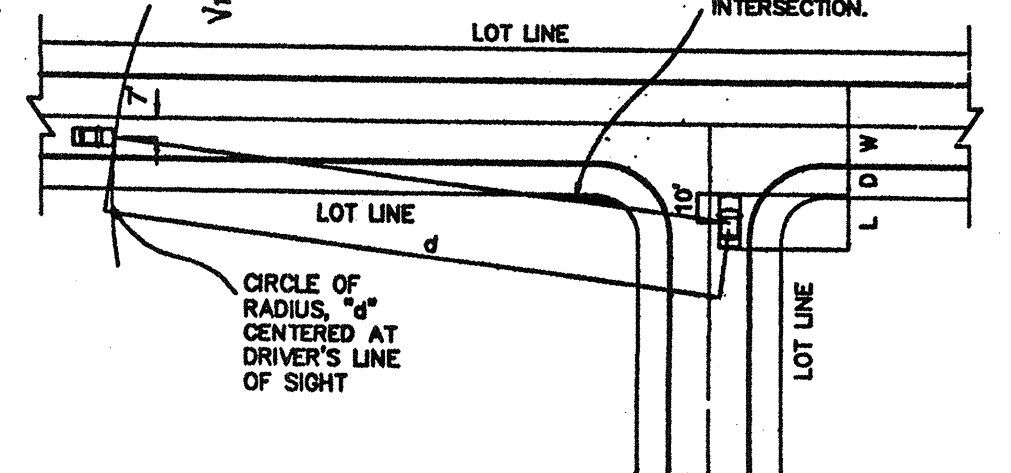
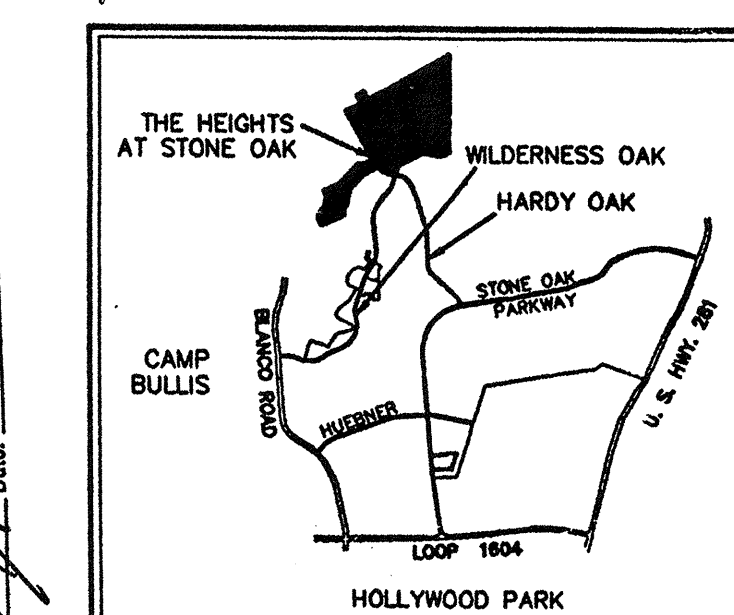
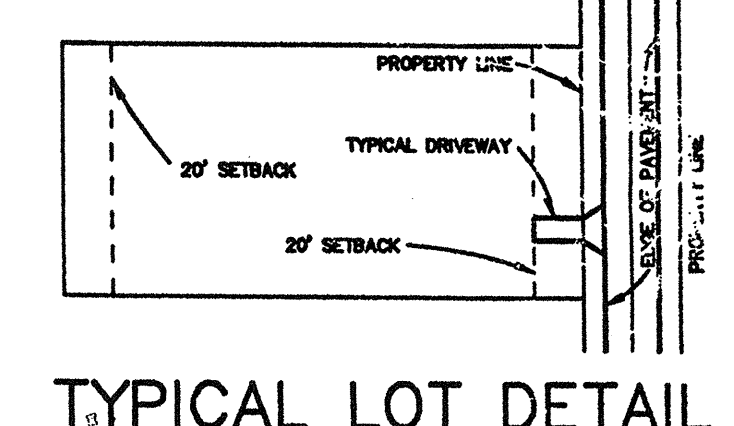
$J = 2.0$ sec
 $L = 19$ ft
 $D = 10$ ft (Case A,B,C,D); $D = 25$ ft (Case E,F); $D = 16.32$ ft (Case G,H); $D = 25.85$ ft (Case I,J)

TABLE A	YARD REQUIREMENTS	DISTANCE
1.	FRONT YARD SETBACK	10'
2.	SIDEYARD SETBACK ALL LOTS	5'
3.	REAR YARD SETBACK ALL LOTS	20'

TABLE B AREA COMPUTATIONS	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOWN HOMES	STREET	MISC	OTHER	TOTAL
TOTAL AREA (AC)	47.531	34.327	34.587	13.999	66.044	31.914	38.861	23.411	22.002	39.810	23.908	40.802	4.547	17.137	4.349	48.561	492.590
DRIVEWAY (AC)**	1.39	0.91	0.57	0.49	0.99	0.99	1.01	0.69	0.77	1.05	0.58	0.82	0.24	1.75	0.75	0	12.10
TOTAL STR. COVER (AC)**	6.32	5.45	3.42	2.67	5.95	5.95	6.06	4.13	4.63	6.28	3.47	3.69	0.56	17.14	0.65	0	60.80
ROW (AC)	6.06	4.78	4.65	1.97	8.54	4.87	6.08	3.47	3.18	6.14	5.40	5.80	0.28	17.14	0.65	0	60.80
OPEN SPACE AREA (AC)	31.78	23.18	25.52	8.69	50.58	20.10	25.71	15.12	13.42	28.34	14.46	30.69	2.32	0.00	1.20	48.56	338.63
OPEN SPACE RATIO	66.8%	67.5%	73.8%	62.1%	76.6%	63.0%	66.2%	64.6%	61.0%	68.2%	60.6%	75.6%	51.0%	0.0%	27.8%	100%	68.6%

TABLE C DENSITY TABLE	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOTAL
AREA OF PUD (AC)	47.531	34.327	34.587	13.999	66.044	31.914	38.861	23.411	22.002	39.810	23.908	40.802	416.996
DWELLING UNITS (EA)	191	99	82	52	108	108	110	75	84	114	63	87	1093
DENSITY (UNITS/ACRE)	3.16	2.9	1.8	3.7	1.6	3.4	2.8	3.2	3.8	2.9	2.6	1.7	2.6

POD LEGEND	INTERSECTION LABEL
B1	200' AREA OF NOTIFICATION
04833000030	POD BOUNDARY
04833	PROPERTY TAX ID NUMBER
P-3A	CB/CNB NUMBER
	PARCEL NUMBER



JOE No. 98700

HALLENBERGER ENGINEERING, L.C.

DATE: MAY 15, 1998

DESIGNED BY: J.E.M.

DRAWN BY: J.E.M.

CHECKED BY: F.J.M.

SCALE: 1" = 300'

FILE NAME: 8700PUD

PLANNING COMMISSION

APPROVED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION: ERZD

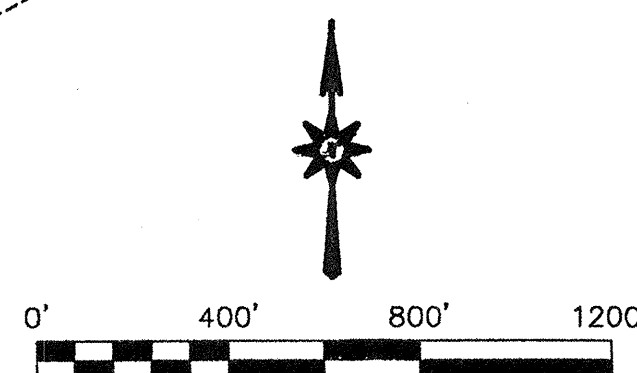
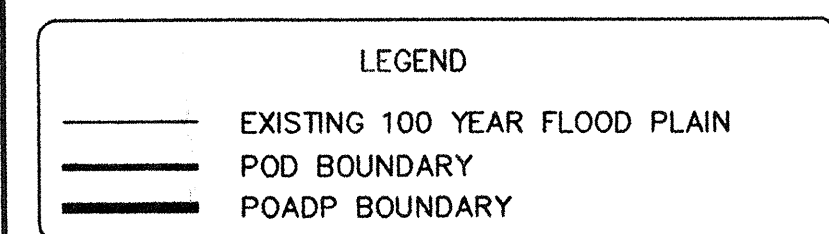
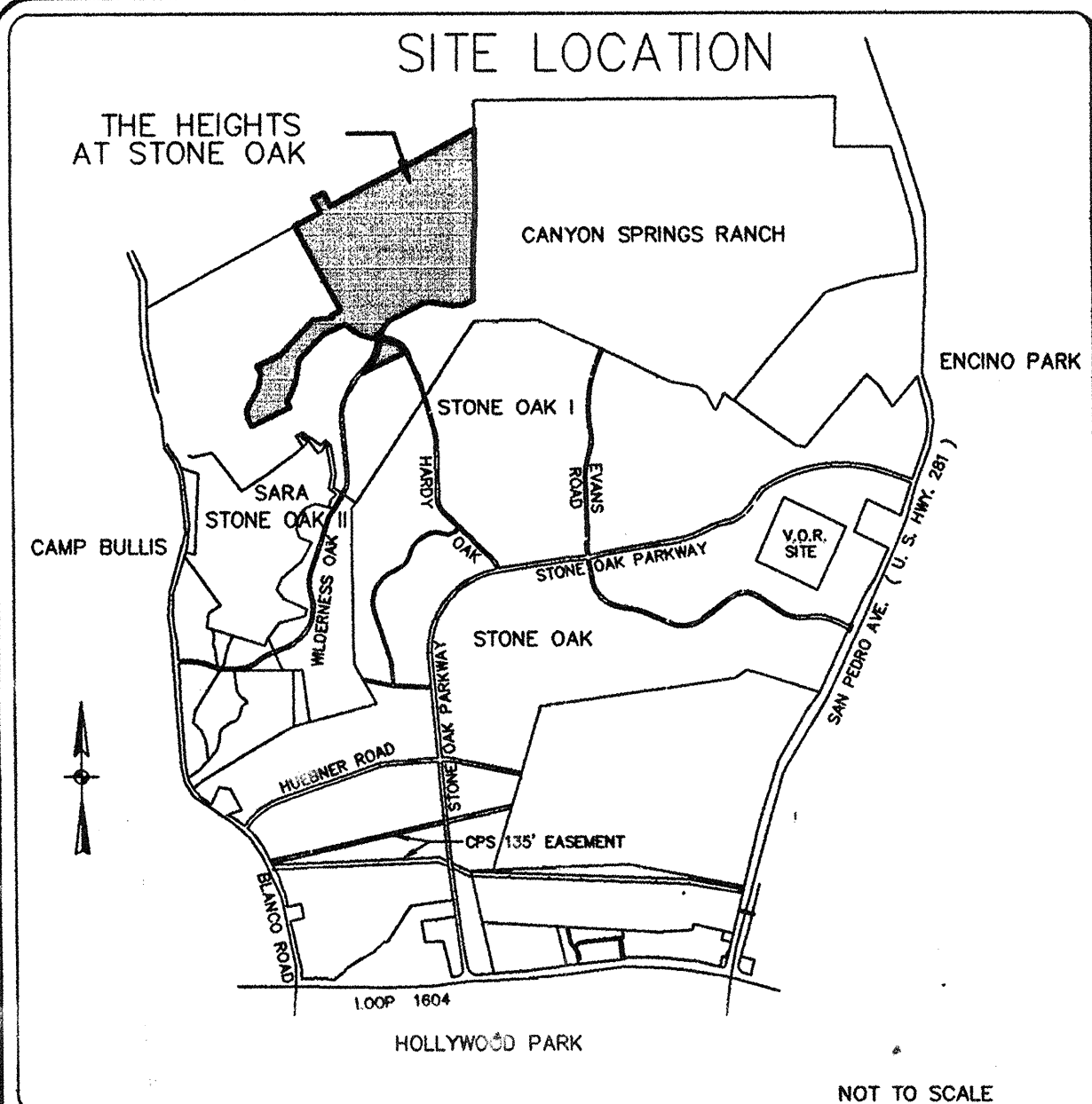
THE HEIGHTS AT STONE OAK II

FOR PUD PLAN

PLAN # 98-027

P.U.D. PLAN

SHEET OF



SITE LOCATION

THE HEIGHTS AT STONE OAK

CANYON SPRINGS RANCH

ENCINO PARK

CAMP BULLIS

STONE OAK I

STONE OAK II

STONE OAK

STONE OAK PARKWAY

V.D.R. SITE

HOLLYWOOD PARK

NOT TO SCALE

TIMBER OAKS NORTH-ESTATES
(UNRECORDED SUBDIVISION)
SINGLE FAMILY

POD I
22.002 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD H
23.41 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD G
38.86 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD D
14.00 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD E
66.04 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD C
34.59 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD A
47.53 AC
SINGLE FAMILY
4 UNITS PER ACRE

POD B
34.33 AC
SINGLE FAMILY
4 UNITS PER ACRE

LANDA GLASSEN
REMAINDER OF 1272.636 AC TRACT
VOL 7057 PG 53

POD K
23.77 AC
SINGLE FAMILY
4 UNITS PER ACRE

MULTI-FAMILY
B2 ZONING
4.35 AC
20 UNITS/AC

COMMERCIAL
B2 ZONING
4.10 AC
COMMERCIAL

THE OVERLOOK P.U.D.
PARCELS P.B.D.
UNIT 1 - 19.83 AC
VOL 8538 PGS 109-201
SINGLE FAMILY

THE HEIGHTS AT STONE OAK II
PARCELS P.B.D.
UNIT 2 - 22.52 AC
VOL 8538 PGS 109-201
SINGLE FAMILY

131.882 AC OUT OF 1272.636 AC TRACT
VOL 8174 PG 766
SINGLE FAMILY

POD L
40.74 AC
SINGLE FAMILY
4 UNITS PER ACRE

99.854 AC
REMAINDER OF 742.668 AC TRACT
VOL 5931 PGS 365-372
SINGLE FAMILY

THE FOREST AT STONE OAK UNIT 1
40.54 AC
VOL 9536 PG 12
SINGLE FAMILY

CANYON SPRINGS RANCH
718.11 AC
VOL 4122 PG 1742
SINGLE FAMILY/ GOLF COURSE

- NOTES
1. PROPOSED ARTERIAL EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDERNESS OAK (EAST) ARE IN ACCORDANCE WITH THE INTENT OF THE MAJOR THOROUGHFARE PLAN. ALIGNMENT LOCATIONS FOR THESE TWO ARTERIALS REFLECT BEST USE OF SLOPE GRADIENTS. MAJOR STREETS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS.
 2. ALL ADJACENT LOTS WITHIN OAK MOSS NORTH SUBDIVISION (VOL 7900, PG 92) AND TIMBER OAKS NORTH SUBDIVISION (UNRECORDED) BACK OR SIDE ONTO THIS POADP. THERE IS ONE STREET STUB-OUT FROM TIMBER OAKS NORTH SUBDIVISION WHICH WILL NOT BE EXTENDED INTO THIS POADP.
 3. CONTOURS SHOWN ARE AT TEN FOOT INTERVALS.
 4. PROPOSED ARTERIAL STREET - HARDY OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH. (CSA PLANNING COMMISSION APPROVAL (PLAT# 970319) ON FEBRUARY 25, 1998)
 5. PROPOSED ARTERIAL STREET - WILDERNESS OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH. (CSA PLANNING COMMISSION APPROVAL (PLAT# 970320) ON JANUARY 28, 1998)
 6. PROPOSED 74' COLLECTOR STREET WILL HAVE 2 - 22' PAVING LANES WITH A 14' MEDIAN.
 7. THE PROPOSED WILDERNESS OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET. (CSA PLANNING COMMISSION APPROVAL (#97-P01) SEPT 24, 1997).
 8. THE PROPOSED HARDY OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET. (CSA PLANNING COMMISSION APPROVAL (#97-P01) ON SEPT 24, 1997).
 9. ALL PODS, THE MULTI-FAMILY, AND THE RECREATION CENTER WILL BE A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.
 10. ALL PODS AND THE RECREATION CENTER WILL FRONT ON THE PRIVATE COLLECTOR STREET, THE MULTIFAMILY WILL FRONT ON THE PRIVATE STREET LEADING TO THE RECREATION CENTER.

DEVELOPER:
JERBO SAN ANN, LTD.
633 SKOKIE BLVD., SUITE 206
NORTHBROOK, IL 60062-2858

POD	AREA (AC)	LANDUSE	DENSITY (UNITS/AC)	100 YR FLOODPLAIN (AC)
A	47.53	SINGLE FAMILY	4.0	0.0
B	34.33	SINGLE FAMILY	4.0	0.0
C	34.59	SINGLE FAMILY	4.0	0.0
D	14.00	SINGLE FAMILY	4.0	0.0
E	66.04	SINGLE FAMILY	4.0	7.26
F	31.91	SINGLE FAMILY	4.0	0.70
G	38.86	SINGLE FAMILY	4.0	0.0
H	23.41	SINGLE FAMILY	4.0	0.0
I	22.00	SINGLE FAMILY	4.0	0.0
J	39.81	SINGLE FAMILY	4.0	0.0
K	23.77	SINGLE FAMILY	4.0	4.57
L	40.74	SINGLE FAMILY	4.0	2.45
REC CENTER	4.35	RECREATION CENTER	-	0.0
MULTI-FAMILY	4.55	TOWN HOMES	20.0	0.0
COMMERCIAL	14.10	OFFICE/RETAIL	0.0	0.0
FLOOD PLAIN	32.66	DRAINAGE EASEMENT	0.0	32.659
HARDY OAK	3.50	ROW	0.0	0.864
WILDERNESS OAK	7.42	ROW	0.0	0.0
COLLECTOR	16.98	ROW	0.0	0.321
COMMERCIAL	10.00	COMMERCIAL	0.0	0.0
OPEN SPACE	16.58	OPEN SPACE	0.0	0.0
TOTAL	527.13			48.824

SIGNATURE ON FILE
DIRECTOR OF PLANNING
APPROVED ON 4/27/98

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)
THE HEIGHTS AT STONE OAK #358 - C

ERZD SHEET 01 OF 01

JOB No.
98700

HALLENBERGER
ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-6871
78516

DATE: APR 17, 1998
DESIGNED BY: F.J.M.
DRAWN BY: F.J.M.
CHECKED BY: C.H.H.
SCALE: 1" = 400'
FILE NAME:
8700POADP.DWG



REVISIONS	NO.	DATE	DESCRIPTION	BY

CITY OF SAN ANTONIO
OFFICE OF THE CITY ENGINEER
1000 MARSHALL AVENUE
SAN ANTONIO, TEXAS 78205
TEL: (210) 349-6871
FAX: (210) 349-6871

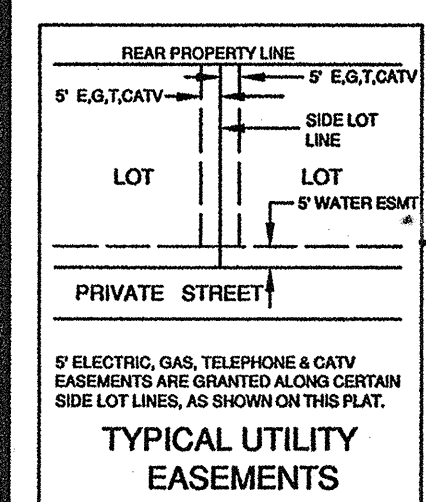
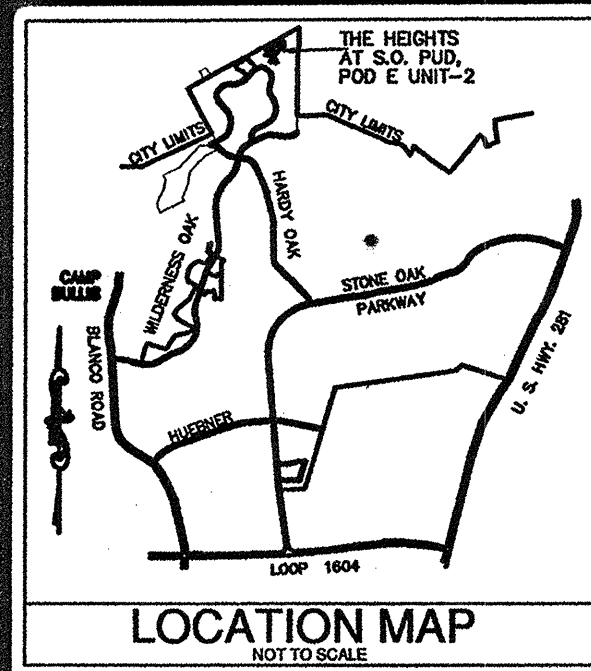
POADP
FOR
THE HEIGHTS AT STONE OAK

POADP
SHEET 01 OF 01

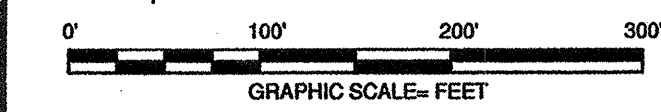
VRP# 05-10-001

04 OCT -5 PM 4:00

PLAT NO. 040489



THE HEIGHTS AT STONE
OAK PUD, POD F
UNIT 2
PLAT ID 030213



EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION, OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN IS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

WILKIE SURVEYING, INC.
10616 PERKINS DRIVE, #208
SAN ANTONIO, TEXAS 78217
(210) 650-9990
(210) 650-9995 FAX

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.845.9000 - Facsimile - 435.849.1820
www.jackjohnson.com

OWNER/DEVELOPER
JERBO / SAN ANN LAND, LTD.
24911 ENTANCA CR.
SAN ANTONIO, TEXAS 78258

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
1	291.81	250.00	86°52'41"	278.53	S49°08'52"W
2	288.47	230.00	86°52'41"	253.48	S49°08'52"W
3	245.12	210.00	86°52'41"	231.44	S49°08'52"W
4	114.65	180.00	36°29'45"	112.73	N84°20'20"E
5	127.39	200.00	36°29'45"	125.25	N84°20'20"E
6	140.13	220.00	36°29'45"	137.78	N84°20'20"E
7	59.70	220.00	15°32'54"	59.52	S53°51'55"W
8	54.27	200.00	15°32'55"	54.11	S53°51'55"W
9	48.85	180.00	15°32'55"	48.70	S53°51'55"W
10	165.10	440.00	21°29'58"	164.14	S72°23'19"W
11	157.60	420.00	21°29'58"	156.68	S72°23'19"W
12	135.52	400.00	19°24'44"	134.88	S71°20'42"E
13	43.36	180.00	13°48'11"	43.28	N70°13'37"E
14	147.95	200.00	42°23'00"	144.60	N84°31'01"E
15	162.74	220.00	42°23'00"	159.06	N84°31'01"E

GENERAL PLATTING NOTES:

- 1/2" IRON RODS SET AT ALL LOT CORNERS.
- THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD 83 (NORTH AMERICAN DATUM 1983)
- E,G,T,CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
- BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT= 20', REAR= 20', SIDE=5' & SIDE STREET= 10'. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- TEMPORARY 0.1836 AC., TEMPORARY TURNAROUND EASEMENT IS TO BE REMOVED WITH THE PLATTING OF THE FUTURE UNIT OF POD E.
- LOT 81 (1.41 AC.), BLOCK 28, N.C.B. 19216 IS A PRIVATE STREET. ALL PRIVATE STREETS ARE ELECTRIC, GAS, TELEPHONE, CATV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL PRIVATE STREETS ARE ALSO POSTAL EASEMENTS.
- LOT 85 (2.76 AC.) & LOT 84 (0.99 AC.), BLOCK 28, N.C.B. ARE OPEN SPACE. ALL OPEN SPACES ARE VARIABLE WIDTH DRAINAGE AND LANDSCAPING EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL OPEN SPACE LOTS TO REMAIN PERMEABLE.
- BASIS OF BEARING: HEIGHTS AT S.O. PUD, POD H (VOLUME 9546, PAGE 29-31)
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED BELOW.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CITY OF SAN ANTONIO NOTES:

- DRAINAGE EASEMENT NOTES:**
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
- THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN THE HEIGHTS AT S.O. PUD, POD E UNIT-2, PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.
- THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF XXXXX ACRES.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- UDC STREETScape TREE REQUIREMENTS (SEC. 35-512) IS TO BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT..

SAN ANTONIO WATER SYSTEM NOTES:

- WASTEWATER EDU'S NOTES:**
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- DEDICATED SANITARY SEWER MAIN NOTES:**
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

TEMPORARY
TURNAROUND &
DRAINAGE EASEMENT
(0.1836 AC.)
Easement to expire upon
incorporation into platted
private street.

TEMPORARY
TURNAROUND &
DRAINAGE EASEMENT
(0.1836 AC.)
Easement to expire upon
incorporation into platted
private street.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2004.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUBDIVISION PLAT OF
HEIGHTS AT S.O. PUD, POD E
UNIT 2

BEING 14.924 ACRES OF LAND OUT OF THE ADAM BEATY & MOULTON SURVEY NO. 5, ABSTRACT 38, COUNTY BLOCK 4930, BEXAR COUNTY, TEXAS AND BEING OUT OF A 517.11 ACRE TRACT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS OF BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 13-22, 23-42, BLOCK 29, N.C.B. 19216, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTAREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

THIS PLAT OF THE HEIGHTS AT S.O. PUD, POD E UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

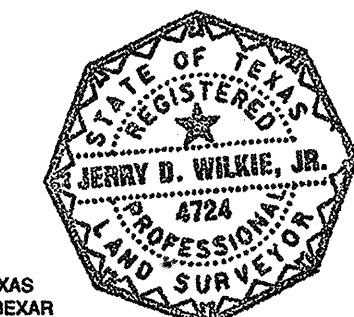
DATED THIS _____ DAY OF _____, A.D., 2004

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JERRY D. WILKIE, JR.



[Signature]
JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR

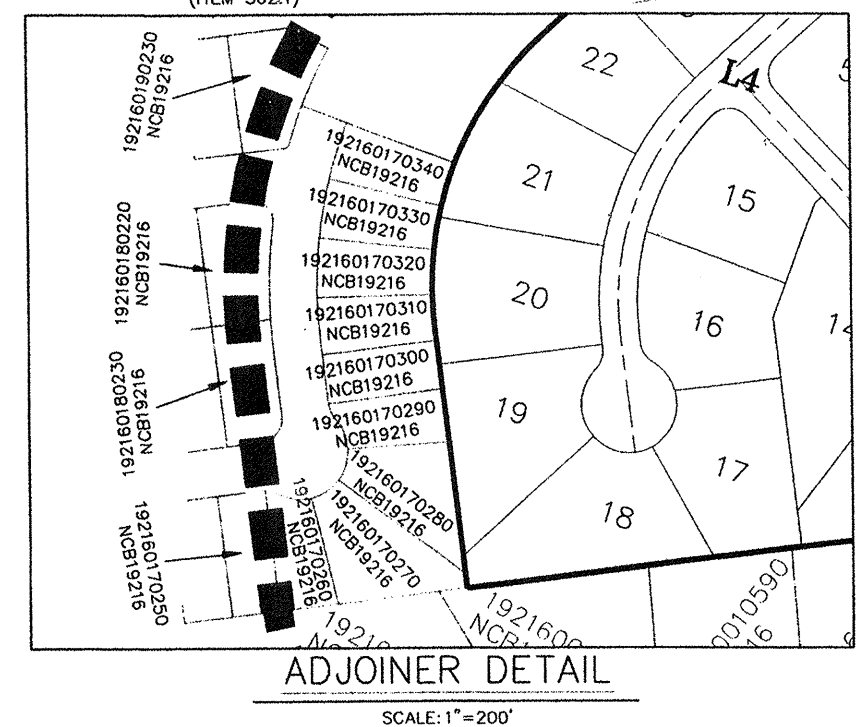
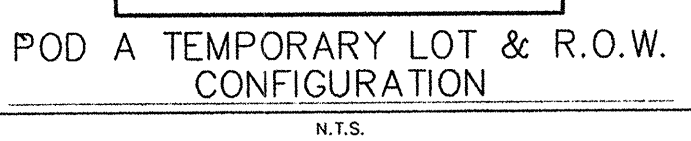
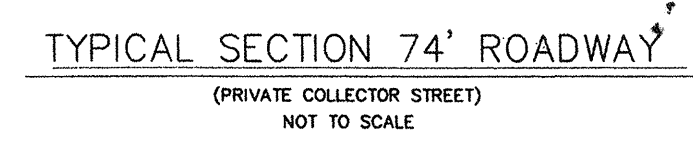
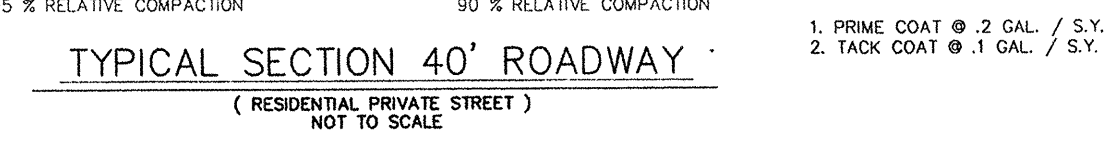
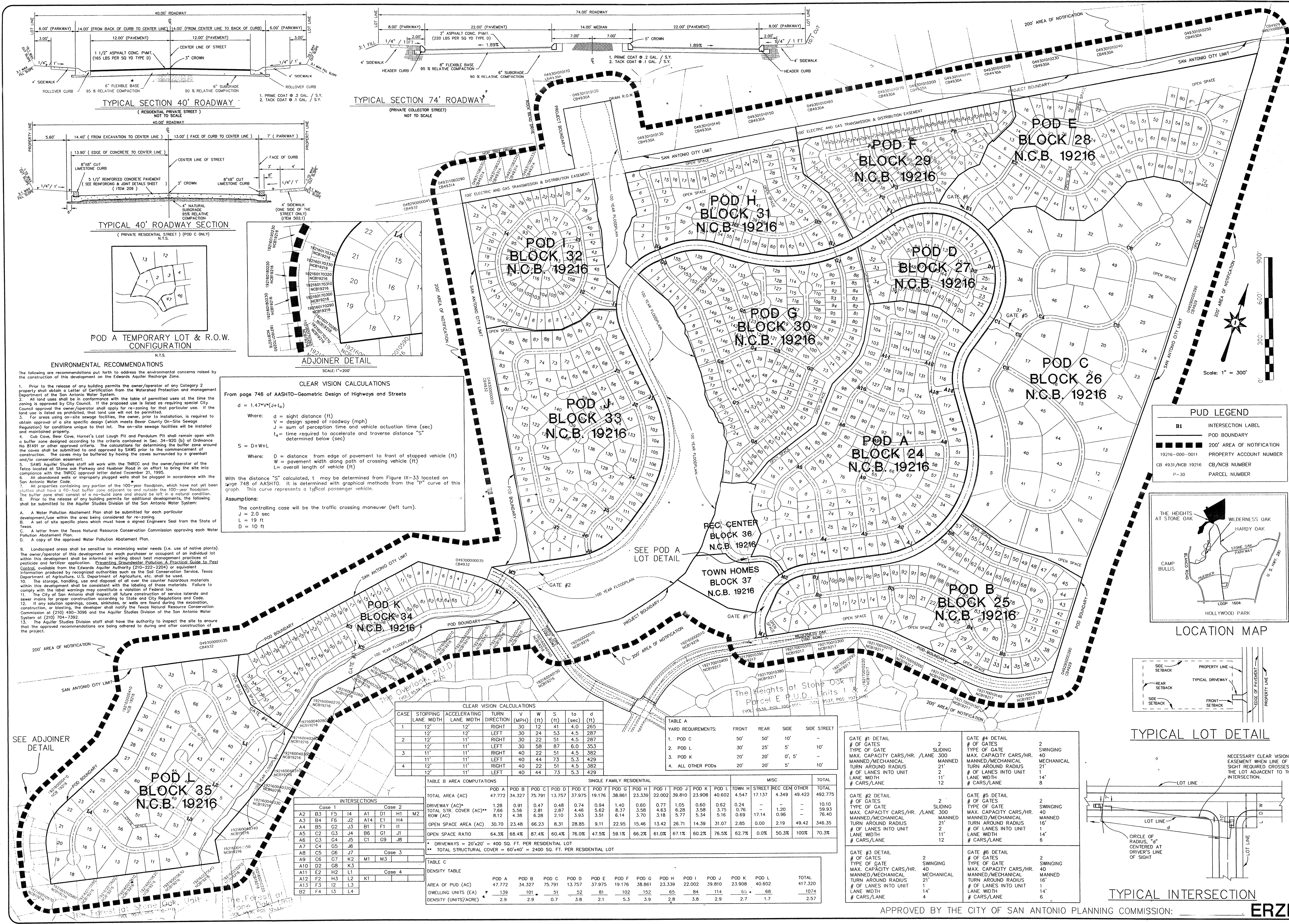
STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 2004 AT _____ M. IN _____ AND DULY RECORDED THE _____ DAY OF _____, A.D. 2004 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2004.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: _____ DEPUTY

VRP # 05-10-001



ENVIRONMENTAL RECOMMENDATIONS

- The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone.
1. Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Certification and Management Department of the San Antonio Water System.
 2. All land uses shall be in accordance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
 3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
 4. Cub Cove, Bear Cove, Horne's Last Laugh Pit and Pandemonium Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 81401 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
 5. SAWS Aquifer Studies staff will work with the THRCO and the owner/operator of the Teto located at Stone Oak Parkway and Hubert Road in an effort to bring the site into compliance with the THRCO approval letter dated December 21, 1995.
 6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
 7. All properties containing any portion of the 100-year floodplain, which have not yet been platified shall have a 50-foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and shall be left in a natural condition.
 8. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A. A Water Pollution Abatement Plan shall be submitted for each particular development/lot within the area being considered for re-zoning.
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - D. A copy of the approved Water Pollution Abatement Plan.
 9. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. *Excerpting Groundwater Pollution: A Practical Guide to Pest Control*, available from the Edwards Aquifer Authority (210-222-2294) or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
 10. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of these materials. Failure to comply with the label warnings may constitute a violation of Federal law.
 11. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 12. If any solution openings, caves, sinkholes, or wells are found during the excavation construction, or existing, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
 13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being adhered to during and after construction of the project.

CLEAR VISION CALCULATIONS
From page 746 of AASHTO-Geometric Design of Highways and Streets

$d = 1.47 \sqrt{V^3 (J + L)}$

Where:
 d = sight distance (ft)
 V = design speed of roadway (mph)
 J = sum of perception time and vehicle actuation time (sec)
 L = time required to accelerate and traverse distance "S" determined below (sec)

$S = D + W + L$

Where:
 D = distance from edge of pavement to front of stopped vehicle (ft)
 W = pavement width along path of crossing vehicle (ft)
 L = overall length of vehicle (ft)

With the distance "S" calculated, t may be determined from Figure IX-33 located on page 748 of AASHTO. It is determined with graphical methods from the "P" curve of this graph. This curve represents a typical passenger vehicle.

Assumptions:
The controlling case will be the traffic crossing maneuver (left turn).
 $J = 2.0$ sec
 $L = 19$ ft
 $D = 10$ ft

CLEAR VISION CALCULATIONS									
CASE	STOPPING LANE WIDTH	ACCELERATING LANE WIDTH	TURN DIRECTION	V (MPH)	W (ft)	S (ft)	t (sec)	d (ft)	d (ft)
1	12'	12'	RIGHT	30	12	41	4.0	265	265
2	12'	12'	LEFT	30	24	53	4.5	287	287
3	12'	11'	RIGHT	30	22	51	4.5	287	287
4	12'	11'	LEFT	30	58	87	6.0	353	353
5	11'	11'	RIGHT	40	22	51	4.5	382	382
6	12'	11'	LEFT	40	44	73	5.3	429	429
7	12'	11'	RIGHT	40	22	51	4.5	382	382
8	12'	11'	LEFT	40	44	73	5.3	429	429

TABLE B AREA COMPUTATIONS									
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I
TOTAL AREA (AC)	47.772	34.327	75.791	13.757	37.975	19.176	38.861	23.339	22.002
DRIVEWAY (AC)*	1.28	0.91	0.47	0.48	0.74	0.94	1.40	0.60	0.77
TOTAL STR. COVER (AC)**	7.66	5.56	2.81	2.87	4.46	5.62	8.37	3.58	4.63
ROW (AC)	8.12	4.38	6.28	2.10	3.93	3.51	6.14	3.70	3.18
OPEN SPACE AREA (AC)	30.70	23.48	66.23	8.31	28.85	9.11	22.95	15.46	13.42
OPEN SPACE RATIO	64.3%	68.4%	87.4%	60.4%	76.0%	47.5%	59.1%	66.2%	61.0%

TABLE C DENSITY TABLE									
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I
AREA OF PUD (AC)	47.772	34.327	75.791	13.757	37.975	19.176	38.861	23.339	22.002
DWELLING UNITS (EA)	139	101	51	52	81	102	152	65	84
DENSITY (UNITS/ACRE)	2.9	2.9	0.7	3.8	2.1	5.3	3.9	2.8	3.8

TABLE A YARD REQUIREMENTS:									
	FRONT	REAR	SIDE	SIDE STREET					
1. POD C	50'	50'	10'	-					
2. POD L	30'	25'	5'	10'					
3. POD K	20'	20'	0', 5'	-					
4. ALL OTHER PODs	20'	20'	5'	10'					

TABLE B AREA COMPUTATIONS									
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I
TOTAL AREA (AC)	47.772	34.327	75.791	13.757	37.975	19.176	38.861	23.339	22.002
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OPEN SPACE RATIO	64.3%	68.4%	87.4%	60.4%	76.0%	47.5%	59.1%	66.2%	61.0%

TABLE C DENSITY TABLE									
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I
AREA OF PUD (AC)	47.772	34.327	75.791	13.757	37.975	19.176	38.861	23.339	22.002
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DENSITY (UNITS/ACRE)	2.9	2.9	0.7	3.8	2.1	5.3	3.9	2.8	3.8

TABLE A YARD REQUIREMENTS:									
	FRONT	REAR	SIDE	SIDE STREET					
1. POD C	50'	50'	10'	-					
2. POD L	30'	25'	5'	10'					
3. POD K	20'	20'	0', 5'	-					
4. ALL OTHER PODs	20'	20'	5'	10'					

TABLE B AREA COMPUTATIONS									
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I
TOTAL AREA (AC)	47.772	34.327	75.791	13.757	37.975	19.176	38.861	23.339	22.002
DRIVEWAY (AC)*	1.28	0.91	0.47	0.48	0.74	0.94	1.40	0.60	0.77
TOTAL STR. COVER (AC)**	7.66	5.56	2.81	2.87	4.46	5.62	8.37	3.58	4.63
ROW (AC)	8.12	4.38	6.28	2.10	3.93	3.51	6.14	3.70	3.18
OPEN SPACE AREA (AC)	30.70	23.48	66.23	8.31	28.85	9.11	22.95	15.46	13.42
OPEN SPACE RATIO	64.3%	68.4%	87.4%	60.4%	76.0%	47.5%	59.1%	66.2%	61.0%

TABLE C DENSITY TABLE									
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I
AREA OF PUD (AC)	47.772	34.327	75.791	13.757	37.975	19.176	38.861	23.339	22.002
DWELLING UNITS (EA)	139	101	51	52	81	102	152	65	84
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JOB No. **169**

HALLENBERGER ENGINEERING, L.C.

DESIGNED BY: J.A.M.
DRAWN BY: J.A.M./N.C.
CHECKED BY: C.R.H.
SCALE: 1" = 300'
FILE NAME: 169PUD.DWG

DATE: JUNE 14, 2000

ENGINEERS
PLANNERS
SURVEYORS

308 E. RAMSEY
SAN ANTONIO, TEXAS
(210) 349-0371
70216

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVAL DATE
1	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
2	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
3	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
4	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
5	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
6	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
7	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
8	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
9	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
10	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
11	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
12	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
13	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
14	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
15	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
16	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
17	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
18	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
19	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
20	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
21	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
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26	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
27	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
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31	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
32	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
33	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
34	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
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41	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
42	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
43	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE OAK	J.A.M.	6/14/00
44	6/14/00	REVISED PUD PLAN #98-027E FOR THE HEIGHTS AT STONE O		

05-10-007



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 7. (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT - 6 PM 4:00

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Austin

Date: 10/6/04



City of San Antonio
 Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 OCT - 6 PM 4:00

Permit File: # 05-10-001
 Assigned by city staff

Date: _____

☐ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Jim O'Brien

Phone: (210) 481-5051 Fax: (210) 481-5053

Address: 24911 Estancia Circle

City: San Antonio State: Texas Zip code: 78258

Engineer/Surveyor: Jack Johnson Company

Address: 1777 Sun Peak Drive Phone#: (435) 645-9000

City: Park City State: Utah Zip code: 84098

(b) Name of Project: The Heights @ Stone Oak PUD - POD E, Unit 2

(c) (k) Site location or address of Project and Legal description:

North of Intersecting roads - Estancia Circle and Heights Boulevard

Legal Description & Being 14.924 acres of land out of the Adam Beaty & Moulton
Survey No. 5, Abstract 38, County Block 4930, Bexar County, Texas and being
out of a 517.11 acre tract as recorded in Volume 5931, Page 365, Deed Records
of Bexar County, Texas; establishing Lots 13 - 22, 23 - 42, Block 29, N.C.B.
19216, San Antonio, Bexar County, Texas.

Council District 9 ETJ No Over Edward's Aquifer Recharge? (x) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 163,350 S.F. Open Space; 486,565 S.F. Single Family detached residential

(e) Total area of impervious surface, in square feet 150,000 S.F. for 30 lots

(f) Number of residential dwellings units, by type; 30 Single Family Detached

(g) Type and amount of non-residential square footage; 163,350 S.F. for open space drainage ways and floodplains

(h) Phases of the development, (If Applicable); This Project is Unit 2 of 3 for PUD within the Heights at Stone Oak

4. What is the date the applicant claims rights vested for this Project? 4/27/98

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

70% of residential units have been platted and infrastructure improvements constructed. Most recent plat approved and constructed is PUD - POD E, Unit 1, 12 single family residential lots.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*
accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: The Heights at Stone Oak # 358-C
Date accepted: 4/27/98 Expiration Date: _____ MDP Size: 527.13 acres

- **P.U.D. PLAN**

Name: The Heights at Stone Oak # 98-027
Date accepted: 4/28/04

- **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____
Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

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- **Approved Plat**

Plat Name: POD E, Unit 1 Plat # 030424 Acreage: 5.8238 Approval
Date: 4/1/04 Plat recording Date: 4/1/04 Expiration Date: 4/1/07 Vol./Pg. 9560/pg 166

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

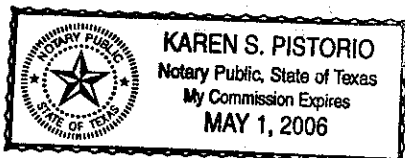
- **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Jim O'Brien Signature: [Signature] Date: 10/4

Sworn to and subscribed before me by _____ on this 4th day
of Oct in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-10-001

Assigned by city staff

Date: 10/29/04

☒ **Approved**

☐ **Disapproved**

Review By: _____


Development Services Department

Date: _____

Comments: As per City attorney comments the application is approved as requested. As of April 27, 1998 for approximately 30 single-family dwellings as depicted in the application at "The Heights at Stone Oak".

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 OCT -6 PM 4: 00

© DELUXE NEWPORT DBK SAFETY PAPER

PAY TO THE ORDER OF City of San Antonio

JAMES O'BRIEN 12-00
103 LISMORE
SAN ANTONIO, TX 78258

30-1328/1140
0155872206
DATE OCTOBER 4, 2004 1935

IBC
International Bank
of Commerce
San Antonio Branch 2101 612-224

MEMO PODE UNIT 2

ONE HUNDRED SIXTY AND 100/100 NO 166.00
DOLLARS ☒ **166.00**

151140132841015587220611935

J. J.

MP

© DELUXE NEWPORT DBK SAFETY PAPER

PAY TO THE ORDER OF City of San Antonio

JAMES O'BRIEN 12-00
103 LISMORE
SAN ANTONIO, TX 78258

30-1328/1140
0155872206
DATE 10/6/04 1942

IBC
International Bank
of Commerce
San Antonio Branch 2101 612-224

MEMO POD D

Three hundred Forty 00/100 DOLLARS ☒ **340.00**

151140132841015587220611942

James O'Brien

MP